

Placer County Short Term Rental (STR) Program

Ordinance Update
March 30, 2021

Tahoe CDRA Staff:

Crystal Jacobsen, Deputy Director

Jayme Paine, Code Compliance Supervisor

March 30, 2021

Background

- July 2019: County BOS directed staff to create ordinance
- November 2019: County BOS Approved Ordinance
- January 2020: Ordinance took effect
- March 2020: COVID-19 impacts STR program with Stay-At-Home Order
- July 2020: STR Permit Program Fully Operational
- December 2020: Second COVID Stay-At-Home Order and impacts to STRs
- January 2021: STR Program back up and running



Placer County Short Term Rental (STR) Program - Overview

- Applies to Eastern Placer County
 - Estimated 3500 STRs in “Tahoe Region” of Placer County
 - Over 3000 Permitted through STR Program
- Does not include a cap or other locational provisions
- Exempts hotels, motels, timeshares, resort properties
- Special Events Prohibited Unless Authorized with Temporary Event Permit
- Tiered Annual Permit Fee
 - \$200 – Professionally Managed
 - \$337 – Privately Managed
 - Fire Inspection Costs Included in Permit Fee
- Tahoe CDRA STR program team formed to administer/enforce program
 - 1.5 Staff positions for Enforcement, 1 Supervisor, 1 Clerk

March 30, 2021



Placer County Short Term Rental Program

- **Ordinance Operational Standards**
 - Noise
 - Parking
 - Trash
 - Occupancy



Placer County Short Term Rental Program

Proposed Ordinance Update

- **Limited in scope to provide clarity and clean up related to:**
 - Fire Safety
 - Property Safety
 - Trash Service
- **Does not include proposal for cap or other limiting locational provisions because:**
 - Still assessing efficacy of current ordinance
 - Need for thorough impact analysis for any extensive revisions (enforcement/administration challenges and costs, etc.)
 - Need for thorough vetting for any extensive revisions

March 30, 2021



Proposed Ordinance Revisions

- Clarification that the maximum occupancy shall not exceed limits set by the California Building Codes.
- TOT certificate must be completed, and all fees paid within 30 days of the start date of the application.
- Permits will expire on March 31 of each year. Previously, the ordinance stated that it would be 12 months from date of issuance.
- Clarification that any applicable boat and trailer parking is required on site or another location as approved by the County.
- The most recent trash containment and bear aware information must be posted along with the Good Neighbor information.
- Clarification that fire inspections should occur once every five years for a property that is professionally managed and once every three years for those that are not.
- Guests are not allowed to bring personal fireplaces, firepits, or personal grills to the property.
- STRs cannot be rented when there are active building permits unless approved by County's Building Official or approved by final inspection.
- Modifying STR Ordinance boundary to be consistent with eastern Placer TOT collection area.
- Offer a reduction in the permit fee for STRs located within Tahoe Basin Town/Village Centers in the Tahoe Basin.

Placer County Short Term Rental Program



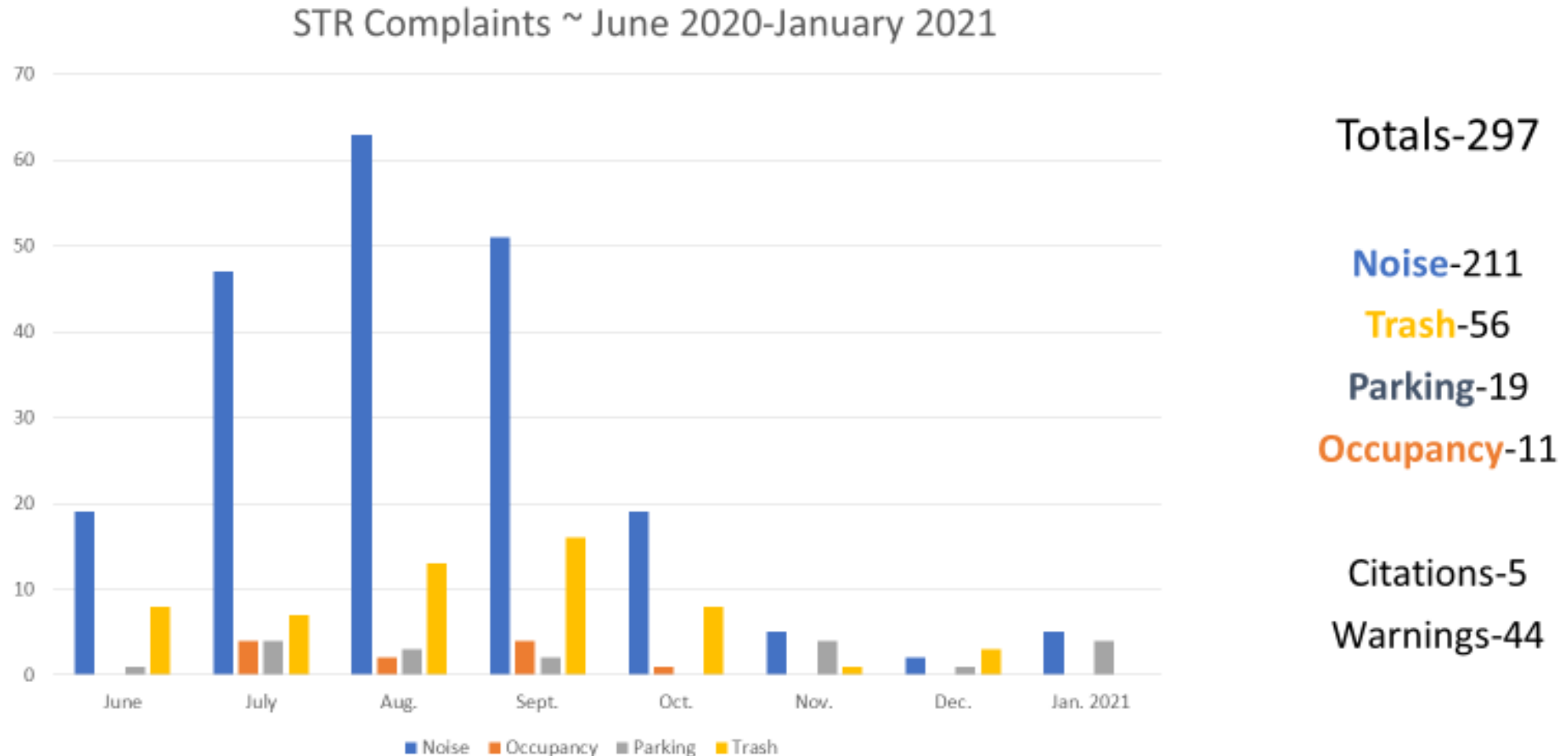
Ordinance and Enforcement FAQ/Answers

STR and TOT (Transient Occupancy Tax-Revenue Services);
Not one in the same

Complaint vs. Violation; any person can make a complaint through the hotline, email or Placer Connect form, a violation must be confirmed by Enforcement staff or can be referred by PCSO or Fire District

Local Contact-60 min allowance; ordinance allows 60 min for a complaint to be resolved by local contact, enforcement staff confirms resolution or existing violation at end of 60 min period

Placer Co STR- Complaints, Violations, Citations



Complaint does not equal Violation ~ Ordinance allows for resolution of complaint by Local Contact, within 60 min.

Placer County Short Term Rental Program

- On-going Administration Efforts:
 - Improved Permitting Process
 - Stronger Enforcement Presence
 - Continued education of guests and homeowners



Placer County Short Term Rental Program - Resources



Program Information- www.placer.ca.gov/str

str@placer.ca.gov

(530) 581-6234

STR Complaints- Hotline (530) 448-8003

strcompliance@placer.ca.gov

<https://www.placer.ca.gov/3743/Report-a-Concern>

Placer County - Short Term Rental Ordinance Update

Public Outreach

- On-going Community and Focus Group Meetings – Fire Districts, Realtors Associations, Property Managers, Business/Resort Associations
- March 3, 2021 Virtual Town Hall Meeting (~ 200 people in attendance)



Short Term Rental Ordinance Update Recommendation:

1. Introduce and waive oral reading of an ordinance amending Chapter 9, Article 9.42 of the Placer County Code to regulate short-term vacation rentals; and
2. Find the ordinance exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines sections 15061(b)(3) and 15378